

STATE OF TEXAS §

AND RANDALL §

CITY OF AMARILLO §

On the 11th day of February 2010, the Tax Increment Reinvestment Zone Board met in a regularly scheduled meeting at 12:00 p.m., in Room 306, City Hall, 509 SE 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	MEETINGS HELD	MEETINGS ATTENDED
John Ben Blanchard, Amarillo Independent School District	Yes	2	2
Carol Autry, Potter County	Yes	24	22
Paula Bliss, City of Amarillo	Yes	27	26
H.R. Kelly, Potter County	Yes	10	8
Richard Brown, Chairman, City of Amarillo	Yes	27	25
Lilia Escajeda, Amarillo College	Yes	23	21
Paul Harpole, Vice Chair, City of Amarillo	No	27	24
Sonya Letson, Potter County	Yes	27	21
John McKissack, Panhandle Groundwater Conservation District	No	20	12
Dr. Paul Proffer, Amarillo Hospital District	Yes	12	11

OTHERS PRESENT:

Vicki Covey, Assistant City Manager
Kelley Shaw, Planning Director
Marcus Norris, City Attorney
Michelle Bonner, Director of Finance
Karon Watkins, Recording Secretary

Melissa Dailey, Downtown Amarillo Inc.
Beth Duke, Center City

Chairman Brown opened the meeting at 12:10 p.m., established a quorum and conducted the consideration of the following items.

ITEM1 Approve the minutes of the regular meeting of December 3, 2009.

Chairman Brown asked for corrections or additions to the minutes and hearing none accepted the minutes as approved.

ITEM 2 Review by Dean Frigo of the quarterly Financial Statements for the period ending December 2009.

Ms. Bonner, Director of Finance, reported on the quarterly financial statements for the period ending December 2009, indicating an excess of revenue over expenditures of \$427,741. The fund balance/net assets at the end of the quarter are \$931,905.

ITEM 3 Report by Kelley Shaw on the development of the Amarillo Comprehensive Plan.

Mr. Shaw informed the Board of the progress being made on the Amarillo Comprehensive Plan. He furnished copies of the Kendig Keast Collaborative memorandum on Amarillo Growth Issues and Management Options, which defined key growth issues and challenges facing the City of Amarillo and related policy and strategy considerations to initiate a framework for the Growth Management & Capacity chapter of the plan. Mr. Shaw explained the consultant presented options or tools to meet that ongoing growth and produce a plan to effectively meet those needs. In addition, Mr. Shaw provided copies of the drafts for Chapter 2 – Land Use Community Character and Chapter 4 – Mobility for the Board to review. He encouraged TIRZ comments and said the plan should prioritize strategies essential to generating a valuable, useful growth management and capacity plan for the City. Chairman Brown commented that there will be issues created between infill and redevelopment and continued outward growth.

ITEM 4 Report by Melissa Dailey on the Request for Qualifications for the development of the Downtown Amarillo Convention Hotel.

Ms. Dailey reported that several meetings with Hunden Strategic Partners (Hunden), Mr. Shaw and herself had taken place in preparation of the Request for Qualifications (RFQ). She stated the RFQ had been distributed to over 100 firms by either Hunden or the City's Purchasing Department. She explained the RFQ responses, which are due March 9, 2010, will be reviewed by Hunden as well as representatives from the City of Amarillo, DAI, and CVC. The most experienced, qualified candidates will be asked to submit a Request for Proposal (RFP). She said the RFP phase would take several months.

ITEM 5 Report by Melissa Dailey on the proposed Urban Design Standards for Downtown Amarillo.

Ms. Dailey reported that the Urban Design Standards for Downtown Amarillo was behind schedule. Approximately 50 people attended a public meeting in January offering favorable comments as well as some concerns. For the most part, the Urban Design Standards have been received favorably; however addressing the concerns raised during the public meeting is warranted. The size of the area to be impacted by the standards has been the greatest concern. These issues are being assessed and some revisions may be made by Urban Design Committee and the DAI Board. Ms. Dailey is hopeful a proposal will be ready to present to the Planning and Zoning Commission sometime in March 2010.

Chairman Brown requested the revised Urban Design Standards be submitted for TIRZ Board review prior to consideration by the Planning and Zoning Commission. This will allow discussion at the TIRZ Board meeting of standards that would affect the Tax Increment Reinvestment Zone.

Ms. Dailey agreed that once a draft is completed, a copy will be delivered to all members of the Board for their review and discussion at the next meeting.

ITEM 6 Report on Status of Projects:

a. Barfield Building Project

Mr. Shaw reported Douglas Hines is assuming the role as primary developer and the April 2010 deadline is still in applicable.

b. Fisk Courtyard by Marriott Redevelopment Project

Mr. Shaw stated there was nothing new to report. The project is proceeding as scheduled.

c. Double R Lofts

Mr. Shaw stated there was nothing new to report.

d. Downtown Amarillo Inc. Consultant Planning Studies

Ms. Dailey discussed the status of the projects and stated Jacobs has partnered with Leland Consulting. DAI has expanded the study area for the Land Use and Parking Study to include the area from the tracks north and east and south to 11th Avenue. This will allow the study to focus on a sports facility. DAI is paying the additional cost and the studies should be complete in roughly six weeks.

ITEM 7 Committee Reports

a. Marketing - No Report

b. Hotel Development - Discussed under Item 4

c. Subcommittee on Extensions - No Report

ITEM 8 Public Comments

Ms. Dailey requested a special meeting be called next week to discuss the possibility of TIRZ funding for a Downtown Amarillo improvement project. Chairman Brown explained a special meeting could be called if needed. Mr. Norris reminded the Board of the process all projects must follow, which includes receiving an application.

Beth Duke with Center City Inc. thanked the Board members that attended the KACV special showing of "The Next American Dream" and reminded anyone who missed it to watch it on Sunday, February 14, 2010 at 10:00 p.m.

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There being no further items before the Board, the meeting adjourned at 12:45 p.m. All remarks are recorded and are on file in the Planning Department.